141.0	0005	0006.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,071,900	/	1,071,900
USE VALUE:	1,071,900	/	1,071,900
ASSESSED:	1,071,900	/	1,071,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		COOLIDGE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GRANT JOHN J
Owner 2:	MURTHY REKHA S
Owner 3:	
Street 1:	9 COOLIDGE ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SCHAEFFER TIMOTHY N -
Owner 2:	SCHAEFFER JUDITH W -
Street 1:	9 COOLIDGE ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,730 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1998, having primarily Clapboard Exterior and 3084 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6730.000	573,600	800	497,500	1,071,900
Total Card	0.155	573,600	800	497,500	1,071,900
Total Parcel	0.155	573,600	800	497,500	1,071,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 347.55 | /Parcel: 347.5

Legal Description

User Acct: 199540

GIS Ref

GIS Ref

Insp Date: 05/15/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 141.0-0005-0006.B

!10920!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	573,600	800	6,730.	497,500	1,071,900	1,071,900	Year End Roll	12/18/2019
2019	101	FV	444,800	800	6,730.	466,400	912,000	912,000	Year End Roll	1/3/2019
2018	101	FV	443,600	800	6,730.	385,600	830,000	830,000	Year End Roll	12/20/2017
2017	101	FV	443,600	800	6,730.	354,500	798,900	798,900	Year End Roll	1/3/2017
2016	101	FV	443,600	800	6,730.	323,400	767,800	767,800	Year End	1/4/2016
2015	101	FV	439,600	800	6,730.	317,200	757,600	757,600	Year End Roll	12/11/2014
2014	101	FV	439,600	800	6,730.	294,800	735,200	735,200	Year End Roll	12/16/2013
2013	101	FV	439,600	800	6,730.	280,500	720,900	720,900		12/13/2012

PRINT

Date	Time
12/11/20	01:09:23

LAST REV

Date	Time
05/29/19	10:36:22

danam

USER DEFINED

Prior Id # 1:	199540
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10920

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SCHAEFFER TIMOT	54002-175		12/16/2009		775,000	No	No		
JOHNSON & JOHNS	28607-163		5/21/1998		428,650	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/23/2019	95	Inter Fi	35,000	C				
6/8/2016	780	Re-Roof	11,200					
6/7/2016	749	Solar Pa	6,060					
3/24/2016	330	Solar Pa	4,000					
1/29/1998	51		120,000					NEW HOUSE 28X40

ACTIVITY INFORMATION

Date	Result	By	Name
5/15/2018	Inspected	CC	Chris C
4/24/2018	MEAS&NOTICE	BS	Barbara S
1/21/2009	Meas/Inspect	372	PATRIOT
11/15/1999	Meas/Inspect	243	PATRIOT
2/17/1998		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6730		Sq. Ft.	Site		0	80.	0.92	9									497,519						497,500	

Total AC/HA:	0.15450	Total SF/SM:	6730	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	497,519	Spl Credit		Total:	497,500

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	MAUVE		
View / Desir:			

BATH FEATURES

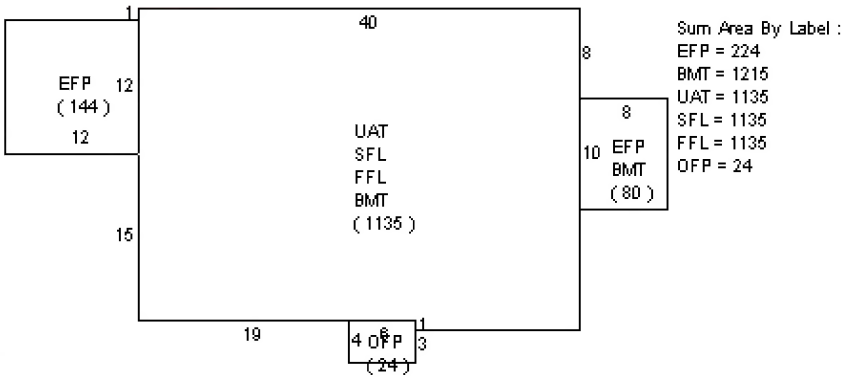
Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

COMMENTS

SKETCH



Sum Area By Label :
EFP = 224
BMT = 1215
UAT = 1135
SFL = 1135
FFL = 1135
OFP = 24

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	12	BRs:	5	Baths:	3	HB	1				

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1998	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	12	5	M
Totals			
1	12	5	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	GD - Good	7.7	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	7.7	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.11255503
Const Adj.:	1.00500000
Adj $ / SQ:	139.765
Other Features:	129913
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	621495
Depreciation:	47855
Depreciated Total:	573639

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	153.74
Special Features:	0	Val/Su Net:	142.79
Final Total:	573600	Val/Su SzAd	252.69

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,215	72.120	87,624
FFL	First Floor	1,135	139.760	158,633
SFL	Second Floor	1,135	139.760	158,633
UAT	Upper Attic	284	71.420	20,265
EFP	Enclos Porch	224	39.580	8,865
OFP	Open Porch	24	44.220	1,061

Net Sketched Area:	4,017			Total:	435,081
Size Ad	2270	Gross Are	4868	FinArea	3084

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	60	G	
UAT	100	FLA	30	G	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

IMAGE

AssessPro Patriot Properties, Inc

SPEC FEATURES/YARD ITEMS

PARCEL ID 141.0-0005-0006.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X16	G	AV	1998	5.74	T	16.8	101			800			800

More:	N	Total Yard Items:	800	Total Special Featues:	
				Total:	800